

132.0

0001

0002.0

Map

Block

Lot

1 of 1  
CARDResidential  
ARLINGTONAPPRAISED: 1,364,400 / 1,364,400  
USE VALUE: 1,364,400 / 1,364,400  
ASSESSED: 1,364,400 / 1,364,400

Total Card / Total Parcel


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
72		GRAY ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: MCNULTY JULIE	
Owner 2: ECKLES RYAN	
Owner 3:	
Street 1: 72 GRAY STREET	
Street 2:	

Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	Own Occ: Y
Postal:	02476	Type:	

PREVIOUS OWNER	
Owner 1: LUM SUSAN M -	
Owner 2: -	
Street 1: 72 GRAY STREET	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02476	

NARRATIVE DESCRIPTION
This parcel contains .262 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1915, having primarily Wood Shingle Exterior and 2808 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 0 HalfBath, 11 Rooms, and 7 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS							
Item	Code	Description	%	Item	Code	Description	
Z	R1	SINGLE FA	100	water			
o				Sewer			
n				Electri			
Census:				Exempt			
Flood Haz:							
D				Topo			
s				Street			
t				Gas:			

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		11418	Sq. Ft.	Site			0	90.	0.67	10									686,286						686,300	

**IN PROCESS APPRAISAL SUMMARY**

IN PROCESS APPRAISAL SUMMARY							Legal Description			User Acct
Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value					84802
101	11418.000	673,000	5,100	686,300	1,364,400					GIS Ref
										GIS Ref
										Insp Date
										03/02/20

PREVIOUS ASSESSMENT									Parcel ID	132.0-0001-0002.0	Date
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes		
2022	101	FV	673,000	5100	11,418.	686,300	1,364,400		Year end		12/23/2021
2021	101	FV	653,800	5100	11,418.	686,300	1,345,200		Year End Roll		12/10/2020
2020	101	FV	649,700	5100	11,418.	686,300	1,341,100	1,341,100	Year End Roll		12/18/2019
2019	101	FV	474,600	5100	11,418.	724,400	1,204,100	1,204,100	Year End Roll		1/3/2019
2018	101	FV	474,600	5100	11,418.	533,800	1,013,500	1,013,500	Year End Roll		12/20/2017
2017	101	FV	474,600	5100	11,418.	510,900	990,600	990,600	Year End Roll		1/3/2017
2016	101	FV	474,600	5100	11,418.	472,800	952,500	952,500	Year End		1/4/2016
2015	101	FV	449,100	5100	11,418.	396,500	850,700	850,700	Year End Roll		12/11/2014

SALES INFORMATION								TAX DISTRICT				PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes					
LUM SUSAN M,	74122-48	1	2/12/2020			1,410,000	No	No							
	15502-277		4/1/1984			132,000	No	No	Raymond Lum dod 11/14/2015						

BUILDING PERMITS												ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name					
6/1/2020	519	Add Bath	21,000	C					4/27/2020	SQ Returned	JO	Jenny O					
7/14/2010	828	Re-Roof	10,250						4/17/2020	SQ Mailed	MM	Mary M					
9/1/2009	798	Renovate	48,000						3/2/2020	Meas/Inspect	DGM	D Mann					
5/10/2002	653	Porch	45,000	O		G4	GR FY04	NEW FRONT PORCH-WI	11/18/1999	Mailer Sent							
									11/2/1999	Measured	263	PATRIOT					
									2/1/1989		PM	Peter M					

Sign: \_\_\_\_\_ VERIFICATION OF VISIT NOT DATA \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

## EXTERIOR INFORMATION

Type:	15 - Old Style	
Sty Ht:	2H - 2 & 1/2 Sty	
(Liv) Units:	1	Total: 1
Foundation:	3 - BrickorStone	
Frame:	1 - Wood	
Prime Wall:	1 - Wood Shingle	
Sec Wall:		%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	TAN	
View / Desir:		

## **GENERAL INFORMATION**

<b>GENERAL INFORMATION</b>	
Grade:	B - Good
Year Blt:	1915      Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdict:	G12      Fact: .
Const. Mod:	

## **INTERIOR INFORMATION**

Avg Ht/FL:	STD	
Prim Int Wal	2	- Plaster
Sec Int Wall:		%
Partition:	T	- Typical
Prim Floors:	3	- Hardwood

Sec Floors:

Bsmnt Flr:	12	- Concrete
Subfloor:		
Bsmnt Gar:		
Electric:	3	- Typical
Insulation:	2	- Typical
Int vs Ext:	S	
Heat Fuel:	2	- Gas
Heat Type:	1	- Forced H/Air
# Heat Sys:	1	
% Heated:	100	% AC:
Solar HW:	NO	Central Vac:
% Com Wal		% Sprinkled

**MOBILE HOME** Make:

## SPEC FEATURES/YARD ITEMS

FEATURES/TARD ITEMS					
Code	Description	A	Y/S	Qty	Size
3	Garage	D	Y	1	20X20

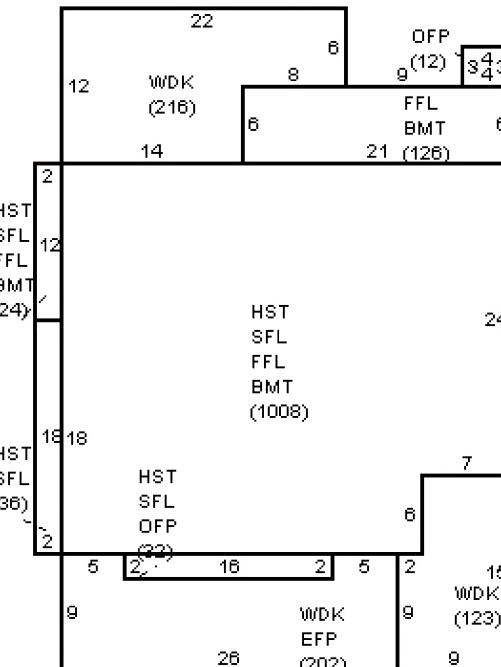
## ATH FEATURES

Bath:	2	Rating:	Very Good
Bath:		Rating:	
Bath:	1	Rating:	Good
QBth		Rating:	
Bath:		Rating:	
HBth:		Rating:	
hrFix:	1	Rating:	Average

## COMMENTS

RESIDENTIAL GRID												
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
l v 2												
l v 1												
ower												
totals	RM:	11	BBs:	7	Baths:	2			HR			

## SKETCH



SUB ÁREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	Basement	1,158	41.470	48,017						
FFL	First Floor	1,158	138.220	160,055						
SFL	Second Floor	1,100	138.220	152,039						
HST	Half Story	550	138.220	76,019						
WDK	Deck	541	7.850	4,246						
EFP	Enclos Porch	202	40.700	8,221						
OFP	Open Porch	44	44.000	1,936						
Net Sketched Area:		4,753	Total:	450,533						
Size Ad	2808	Gross Area	5303	FinArea	2808					

SUB AREA DETAIL

